Land For Sale

26.7 Acres - Clay County
Section 17 - Sioux Township

Location: In east Spencer, on the corner of East 4th Street (County Road B24) and 10th Avenue East

Legal Description: A tract in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4, Section Seventeen (17), Township Ninety-Six (96) North, Range Thirty-Six (36) West of the 5th PM, Clay County, Iowa, containing 26.693 acres more or less

Land Description: An unimproved, nearly level tract of all tillable farmground. Includes a great potential corner commercial site. The land wraps around the Spencer baseball fields. The crop acres are all located in one large field. The farm is bordered on the north by East 4th Street and on the west by 10th Avenue East.

Soils: Wadena, Cylinder Ave CSR 54.1

RE Taxes: $462.00 annually

Price: $180,000.00

Broker’s Note: Land Buyers – Here is a great tract located near Spencer’s new Green Industrial Park and the new Pioneer Seed Distribution Center. One of the owners of the property is Jon Hjelm, a licensed real estate broker in Iowa. Call us for more information on this property.

Jon Hjelm, ALC Broker
Accredited Land Consultant

Spencer, Iowa 712-262-3529 theacreco.com

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The ACRE Co.